

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **June 11, 2007**

Members Present-

Robbie Rogers-Director/Chairperson, Brad Cornelius-Planning Manager, Aimee Webb-Development Coordinator/Vice Chairperson, Barry Ginn-Barrineau Ginn and Associates, Inc., Gary Rusu-Chief Building Inspector, Lee Hawkins-Attorney, Karen Parker-Secretary, and Bill Stevens-Engineering Manager for Public Works.

The meeting convened at 2:05 p.m.

Approval of Minutes-

Mr. Cornelius made a motion to approve the minutes from June 4, 2007. Mr. Stevens seconded the motion, and the motion carried.

Mr. Ginn joined the Committee as County Engineer for the non-Villages project.

New Business:

Bison Valley – Major Development – Preliminary & Engineering Review

Property location: located approximately ½ mile north of C-466 on the west side of CR 101 & north of Woodridge Drive - Oxford

Bob Farner and Troy Locklin, Farner, Barley and Associates, Inc., were present and requested preliminary and engineering approval to develop a 99-lot subdivision. Mrs. Webb's comments consisted of providing a signed and sealed survey, providing the zoning and land uses for the subject and surrounding properties, labeling the type of screening proposed, labeling all signage or providing a legend, providing a copy of the homeowners association documents/covenants or deed restrictions, providing the square footage for the proposed postal building, providing a point of commencement on the site plan, correcting the legal description on the cover sheet and plans to match the legal description on the deed, explaining the dashed lines on the north and east property boundaries as well as between Tract D and lots 1-4, placing a note on the plans as to who will be responsible for the maintenance of Tracts A-G, clarifying the road name on the south property boundary, indicating if there are any proposed emergency easements, providing the minimum lot square footage in the site data chart, relocating the scale on the vicinity map off of the section line, and providing the proposed setbacks from the property lines. Mr. Cornelius stated the rezoning for this project was approved for 99 lots and the Notice of Intent from the Florida Department of Community Affairs was received for the Large Scale Comprehensive Plan Amendment. Mr. Rusu and Mr. Hawkins had no comments. Engineering comments consisted of confirming and addressing the site distance at the western driveway on Oxen Court, designating

the drainage easements on Sheet 3 at the back of lots 1-4, 16-29, and 30-38, providing an easement at the northwest corner of lot 96, stating the purpose of the proposed underdrains, providing dimensional data for the stormwater management facilities including lengths/widths/slopes/radii, etc., correcting the lot grade on lot 11 (Sheet 13), indicating if the transition at the intersection of Woodridge Drive and CR 101 is using the Florida Department of Transportation standards, stating if the traffic stripes on Woodridge Drive at the CR 101 intersection are proposed or existing, labeling the right-of-way lines on the plans, clarifying the right-of-way lines on Sheet 16, correcting the striping note at Station 102+00 on Sheet 16, correcting the label provided between Station 103+00 and 104+00 on Sheet 16 that indicates the presence of an existing wall, clarifying the double yellow striping measurement between Stations 106+00, 107+00, and 105+00 on Sheet 16, providing maintenance information on traffic plan for work to be performed on CR 101, revising the dry pond detail on Sheet 18 to include the proper information for the pond at the entrance location, correcting the reference in Section 1, Paragraph D, of the drainage report concerning the condominium area and future commercial area, providing consistent calculations in Section 4-Scenario 1 in the drainage report, for the ponds model, clarifying the basin area in the drainage report in Section 4-Scenario 3 for the ponds model, correcting/clarifying the directly connected impervious area calculation in the drainage report in Section 5 used in the ponds model, consider raising the pond bottom elevation by two feet and providing sumps where stormwater piping enters the ponds, providing a slug load analysis for Basin 2, correcting the calculation in Section 6-Scenario 2 to be consistent with Scenario 1, and providing a traffic study. Public Works' comments consisted of the right-of-way dedication, roadway design/alignment, and berm requirements. The Committee and applicant discussed the need to make roadway construction consistent along CR 101 with other development projects. This can be obtained by collectively meeting with the developers along CR 101, their engineers, and county staff. Mrs. Webb stated Fire Services had no comments.

Mr. Cornelius moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans, the applicant coordinating with the County and other developers on CR 101 on the required roadway improvements, and providing all required regulatory agency permits. Mrs. Webb seconded the motion, and the motion carried.

Public Forum -

Mr. Cornelius requested the Committee submit all comments in writing to Planning and Development staff by 2:00 p.m., the Friday prior to the DRC meeting to allow staff sufficient time to provide the comments to the applicants. To accommodate Mr. Cornelius' request, the Committee members requested additional review time; therefore, the submittal deadline will change to Wednesday at 5:00 p.m. The new schedule will be effective for the July 9, 2007, DRC meeting.

Mrs. Webb moved to adjourn. Mr. Stevens seconded the motion, and the motion carried.

Meeting adjourned at 2:45 p.m.

The next meeting is scheduled for June 25, 2007.